

Capital Investment Plan

Adult Social Care

Accommodation Based Support

2019- 2037



- Increasing demographic pressures and reducing resources
- ASC strategy to maximise independence and support people at home or as close to home as possible
- Active, healthy engaging communities lead to reduced reliance on health and social care services, yet provision of different models of housing and support options remain underdeveloped in the UK
- Care Act requires Councils to shape the whole market ensuring adequate provision for all, including for those people who fund their own care and support needs
- Limited public knowledge of the housing and support options available
- Limited supply of housing and support options offering a mix of tenure types

- Improve service user outcome** - Support the ASC commissioning strategy by promoting independence and avoiding long term institutional care by having a range of more suitable options.
- Shape the market and ensure capacity** – Have greater control in and design of property development for use as social housing and accommodation based support services (market shaping and development) and determine the most suitable locations based on local intelligence (housing needs analysis).
- Contain demand growth** - Manage demand by delaying and reducing the need for care by LCC having a greater influence over the development of the care market ensuring it has the right mix of services to meet local demographic need.
- Contain cost pressures** – Transfer the emphasis from revenue expenditure (due to austerity measures) to improved use of capital expenditure as well as support cost avoidance of exorbitant hotel costs incurred in purchase of residential /other specialist care/support.
- Generate income** - Get a Return On Investment and therefore generate income to offset challenges of austerity on available budgets.

How we intend to deliver the aims:

- By developing and enabling housing and care options that are aspirational, attractive and affordable with a range of tenure options.
- Facilitating and encouraging innovative approaches based on best practice and learning from others.
- Working with partners to increase housing and care choices
- Exploring the full range of market leverage options available to realise the ambition (investment, S106, assets...)
- Ensure that residents of Leicestershire are widely informed of the range of housing options available and the different models of support.

Mainstream Housing

Individual homes to buy or rent. Not designated for specific users; Lifetime Homes include age friendly features, wheelchair housing is specially designed. Care and Support available within the community

Specialised Housing

Groups of homes (usually flats) to buy or rent with care /support available within the community.

Eg, sheltered housing, retirement housing, downsizer housing.

Specialised Housing with Support

Groups of homes (usually flats) to buy or rent with care /support on-site

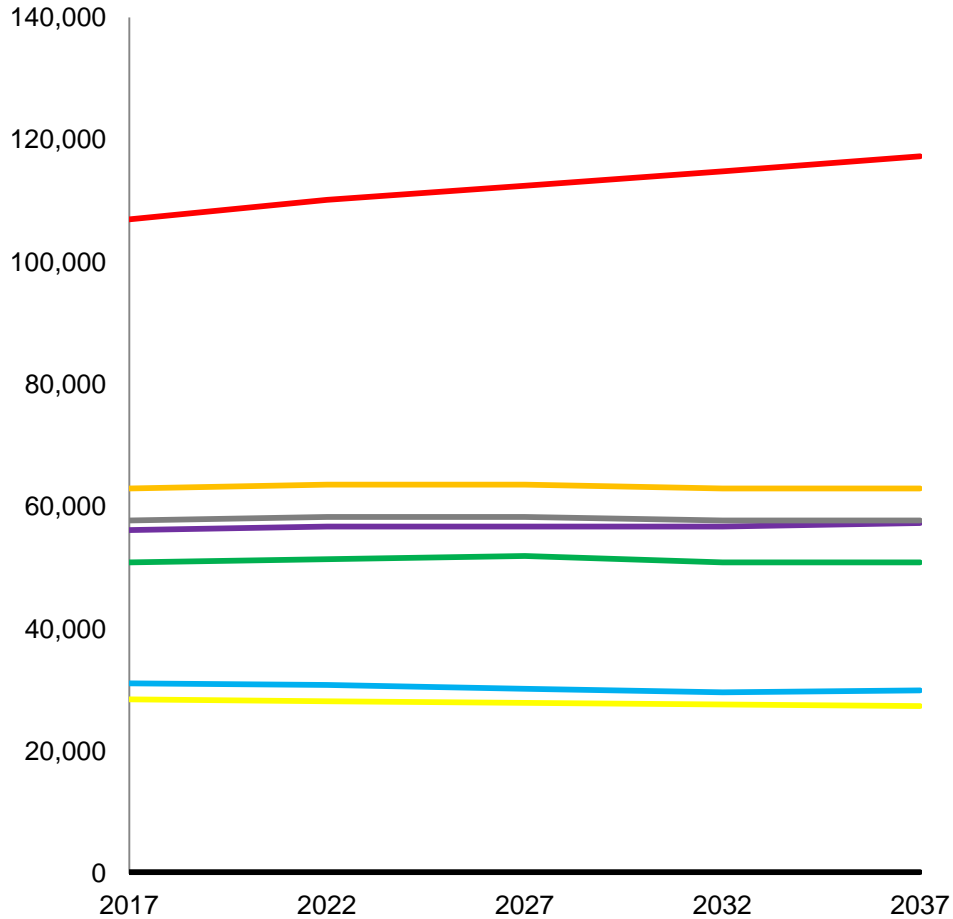
Eg, extra care housing, retirement village, supported living.

Registered Accommodation

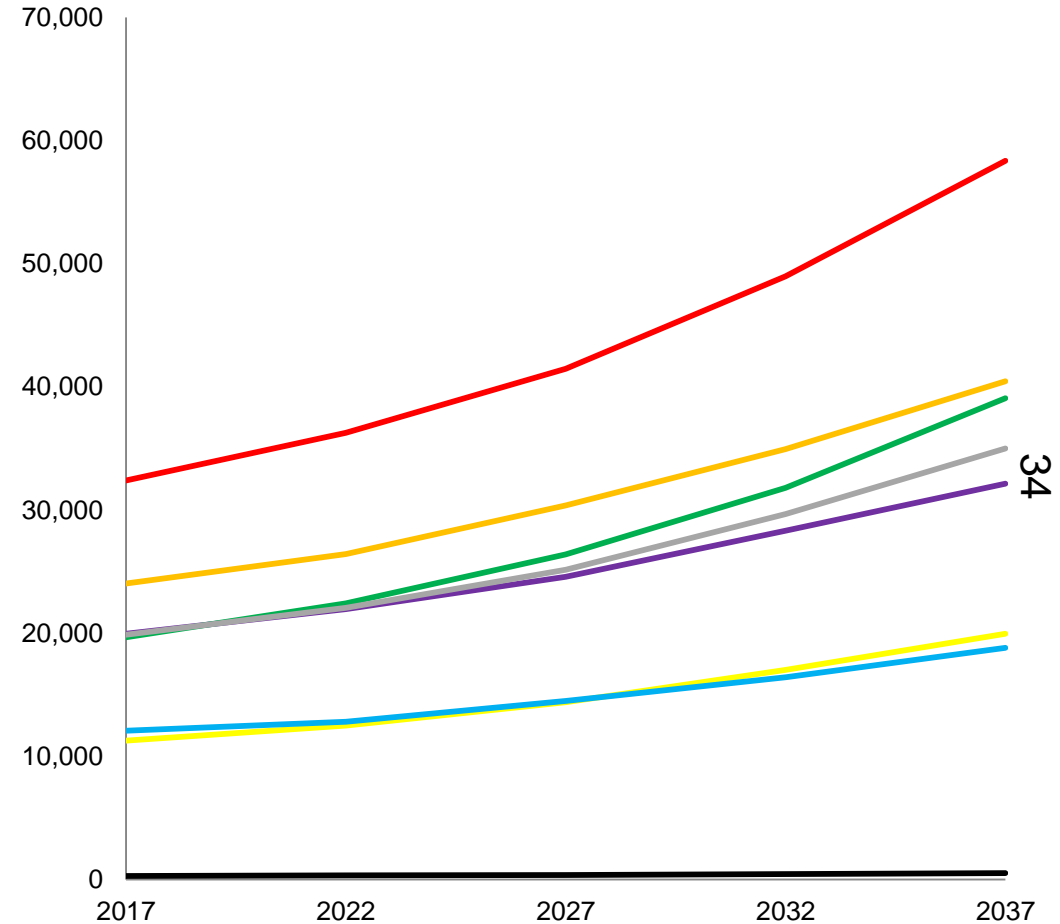
Eg. Care homes / nursing homes

Population Change Forecasts 2017-2037

Age 20-65



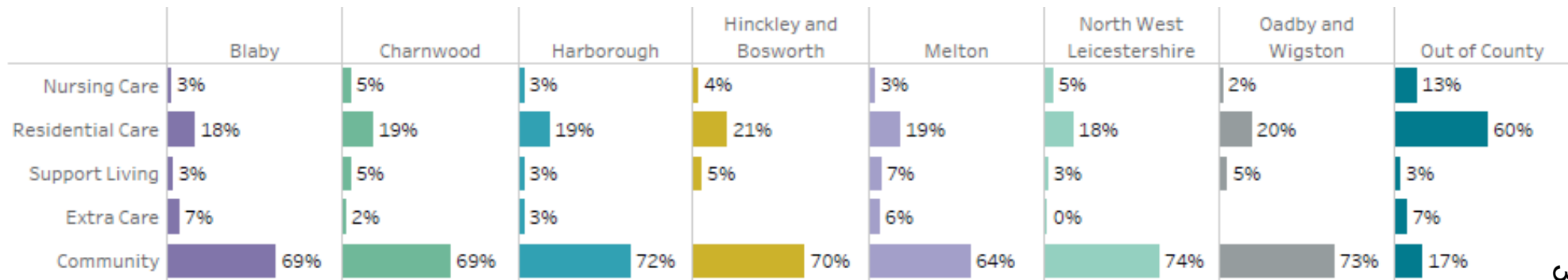
Age 65+



- Blaby
- Harborough
- Melton
- Oadby and Wigston
- Charnwood
- Hinckley and Bosworth
- North West Leicestershire
- Out of County

- Blaby
- Harborough
- Melton
- Oadby and Wigston
- Charnwood
- Hinckley and Bosworth
- North West Leicestershire
- Out Of County

2018 - District Analysis of current placements



Based on current availability of services there is an identified shortage of:

- Supported Living in Blaby, Harborough, Melton, NW Leics
- Extra Care in Hinckley and Bosworth, NW Leics, Oadby and Wigston (but demographic pressure will require more Extra Care in all areas)
- 339 people in residential care out of county

Strategic Change & Placement Impact

- Proposed significant strategic changes
 - Increase the proportion of under 65s accommodated in Supported Living instead of requiring Residential (15% change target)
 - Increase the proportion of over 65s accommodated in Extra Care instead of requiring Residential (30% change target)

District	Nursing			Residential			Supported Living			Extra Care		
	2017	2027	2037	2017	2027	2037	2017	2027	2037	2017	2027	2037
Blaby	27	29	32	193	166	183	32	74	81	77	184	202
Charnwood	102	113	129	374	336	383	93	180	206	33	226	258
Harborough	32	36	41	164	146	168	26	62	72	25	121	139
Hinckley & Bosworth	46	50	55	265	223	245	65	116	128	0	136	150
Melton	17	18	20	109	90	101	39	55	61	36	96	108
NW Leics.	52	56	62	190	163	182	25	64	71	0	109	121
Oadby & Wigston	15	16	17	152	121	132	40	64	70	0	83	90
TOTALS (including current OOA)	365	398	445	1784	1379	1544	339	668	748	211	1068	1194

Estimated build costs to meet need

District	Supported Living		Extra Care	
	2027 £m	2037 £m	2027 £m	2037 £m
Blaby	5.6	6.5	17.1	20.0
Charnwood	11.6	15.0	30.9	36.0
Harborough	4.8	6.1	15.4	18.2
Hinckley & Bosworth	6.8	8.4	21.8	24.0
Melton	2.1	2.9	9.6	11.5
NW Leics.	5.2	6.1	17.4	19.4
Oadby & Wigston	3.2	4.0	13.3	14.4
Total (Excluding OOA)	39.2	49.1	125.4	143.5
TOTALS (including current OOA)	43.8	54.4	137.1	157.3

Residential/Nursing

Working Aged Adults – targeting a small number of places for working aged adult residential places is expected to provide a return through providing an alternative to high cost independent provision. It is assumed that 30 places would be needed by 2027 rising to 40 by 2037; the estimated build cost would be £3.3m and £4.4m respectively. The location is unknown at this time.

Older People – opportunities are expected particularly at higher cost dementia places. Potential numbers, build cost and possible returns will be informed by fee review process during Autumn/Winter 2018.

Potential savings/income

Assumptions:

- Potential to save £4k per unit annually from ASC revenue through use of Supported Living for working age adults
- Potential to save £2k per unit annually from ASC revenue through use of Extra Care
- Potential income of £6k per unit annually for landlord/owner of Supported Living
- Potential income of £5k per unit annually for landlord/owner of Extra Care
- No saving from reducing levels of service commissioned (Newton Europe work)

	Cumulative Units		2027 Potential Annual Returns			2037 Potential Annual Returns			38
			ASC saving	Property income	Total	ASC saving	Property income	Total	
	2027	2037	£m	£m	£m	£m	£m	£m	%
Supported Living	329	409	1.3	2.0	3.3	1.6	2.5	4.1	7.4%
Extra Care	857	983	1.7	4.3	6.0	2.0	54.9	6.9	4.5%
Residential – WAA	30	40	TBC	0.3	0.3	TBC	0.4	0.4	9.1%

Good quality housing has demonstrable impacts on health and wellbeing

Research by Aston University demonstrated benefits and reduced cost to both health and social care ;

- Of the residents who arrived at Extra Care in a pre-frail condition 19% had returned to a resilient state.
- Routine GP appointments fall by 46% after a year
- After 18 months residents experienced 10% improvement in their autobiographical memory
- NHS costs reduced by 38% over 12 months by reduction in health contacts (GPs, A&E, district nurses)

Design and build can foster integration into the wider community ; social interactions combat negative impact of loneliness

Mixed tenure schemes can provide an option for older homeowners

Funding Options	Build and Delivery Options
<ul style="list-style-type: none">• Leicestershire County Council Investment• Joint Venture Funding• Developer Funding• Local Housing Company• Social Funding• Homes England or other partners• District contributions eg. Right to buy receipts• S106 Funding	<ul style="list-style-type: none">• Commission contractor but design and manage the build• Commission contractor to design and build• Joint Venture with developer• Joint venture with Housing Association/Registered Social Landlord/ Care provider• Developer designs and builds• Partnership with Districts• In-house delivery• Procurement of care provider

Learning from other areas

Local Authority	Summary of Approach
North Yorkshire	<ul style="list-style-type: none"> • Roll out of extra care to all major towns and locations (22 schemes) • Investment: An initial £9m capital funding contribution in the extra care programme alongside Council sites • Framework approach to recruiting development partners
Warwickshire	<ul style="list-style-type: none"> • Overall need for approx. 4500 units, inc 25% rental; 550 as direct alternative to residential care. • Framework Partnership – inc Housing 21 • Investment: 6 Council sites spread out across the County in 4 Districts • Mixed tenure approach to developments
Worcestershire	<ul style="list-style-type: none"> • Projected need of approximately 4000 housing units for older people by 2026 across all tenures • Plans to develop 12 extra care schemes in all key towns • Seeking at least 2 large scale retirement villages • Investment: initial £5m capital funding contribution available to support specialised housing development and Council sites in future
Oxfordshire	<ul style="list-style-type: none"> • 2016 onwards have plans for further 1400 units of extra care at various strategic and brownfield sites • Strategy based on: Replacement for most residential care, a different ‘care at home’ choice and prevention / wellbeing

- Seek CMT and Cabinet approval to issue a Prior Intention Notice (PIN) to engage with the market to:
 - Outline estimated current and future demand
 - Test market interest and experience of different models
 - Test our required outcomes and success criteria.
 - Test our assumptions
- Contact other authorities to capture key learning
- Establish required resources to develop business case including commissioning, property, care pathway, finance, commercial, public health, legal, communications, project management.
- Develop a full strategic business case